

## PLANNED UNIT DEVELOPMENT GUIDELINES FOR

# GOVERNOR'S CAY

FORREST DRIVE OFF CLEMENTS FERRY ROAD  
CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA

August 17, 2004

PLANNING COMMISSION CONDITIONAL APPROVAL  
September 20, 2004

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PLANNING COMMISSION CONDITIONAL APPROVAL  
August 21, 2006

AMENDED October 15, 2014

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## DEVELOPMENT GUIDELINES

### GOVERNOR'S CAY

Forrest Drive, Off Clements Ferry Road, Charleston, South Carolina

#### **1. Introduction (Executive Summary)**

The Property, located on Thomas Island in Berkeley County, contains approximately 33.66 acres, consisting of approximately 22.74\* acres of highland and approximately 10.92 acres of marshland. The Property is located on Forrest Drive, which is the first turn to the right off Clements Ferry Road when driving northeast after turning off Highway 526. A map showing the general location of the Property is attached as Exhibit A. See Exhibits B, C, & D for the existing Boundary Surveys and acreages. All areas, with the exception of 271-00-02-114 and 271-00-02-138, have been updated with current surveys.

TMS Numbers: 271-00-02-114	2.95 acres	(Zoned LI, Light Industrial)
271-00-02-115	18.34 acres total (7.42 ac. high, 10.92 ac. marsh)	(Zoned SR2, Single Family Residential)
271-00-02-129	1.23 acres	(Annexed, no zoning allocated)
271-00-02-130	8.06* acres	(Annexed, no zoning allocated)
271-00-02-127	1.36 acres	(Zoned SR2, Single Family Residential)
271-00-02-128	0.36 acres	(Zoned SR2, Single Family Residential)
271-00-02-138	0.00** acres	(Zoned SR2, Single Family Residential)
Road R.O.W.	1.36* acres	
Total Acreage:	33.66 acres	
Highland:	22.74* acres	
Marsh:	10.92 acres	

\* This acreage assumes that the jurisdictional wetlands located on TMS # 271-00-02-130 (Point B) and within the Forrest Drive right-of-way will be filled (0.50 acres or less total), as currently planned, by permit application to the U.S. Army Corps of Engineers.

\*\* Based on the recent OCRM critical line survey, TMS # 271-00-02-138 no longer contains any acreage, as there is no longer any upland area and the property boundary for Amenity Islands 2-4 is the OCRM Critical Line.

The current owners of the Properties are Beazer Homes Corporation, Kiawah Governors Cay, LLC, and Dinkys, LLC, Forrest Calvert.

Governor's Cay will be a community of 206 one-family dwellings, consisting of 40 single family homes, 88 town homes, and 78 units in several mid-rise condominium buildings. The only non-residential uses will be accessory facilities for the community's management, marketing and operations and recreational amenities. These will include walking trails on the four small Amenity Islands, two small existing fishing and crabbing docks, barbeque pits, and upgrades to an existing boat ramp on a small tidal creek. See Exhibits F, G, & H for maps of this development.

The configuration of the dwellings and roads is intended to preserve open space and trees by avoiding conventional "grids" of rectangular lots. The resulting plan concept will provide greater usable open space and protection for the marshlands, reduce potential impact on existing mature trees, lessen the impact of storm water runoff, and ensure efficient vehicular circulation.

The result is that 54% of the property is preserved for open space (including buffers and marshland).

All dwellings within Governor 's Cay, whether built on fee-simple lots or built as part of the mid-rise condominium structures, will be subject to recorded covenants that require approval by a community Architectural Review Board ("ARB") for all construction within Governor's Cay and any subsequent exterior modifications. The recorded covenants will impose mandatory assessments on all property owners to provide funds for purposes such as (a) operations of the ARB and the Association, and (b) maintenance of community common areas, such as amenities and open space areas.

The new roads located within the Island and Point A within Governor's Cay will be Public. These roads will be built in accordance with City of Charleston Standards. The roads within Point B may be privately maintained by the HOA. Access easements will be used as connections to adjacent properties to provide continuity within the development. The existing concrete causeway/bridge between the Point Properties and the Island will remain and be structurally upgraded. The bridge width will be 32' wide (measured from outside edge to outside edge, including a 22' roadway) in order to accommodate 2 way traffic, emergency vehicles, and pedestrian traffic.

## **2. Relationship to the Official Zoning Ordinance**

The development Guidelines and Land Use Plan for Governor's Cay Planned Unit Development (PUD) attached hereto and made a part hereof, are part of the PUD Conditional Use Master Plan Application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Governor's Cay PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Governor's Cay PUD Development Guidelines shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted Governor's Cay PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Governor's Cay PUD Master Plan was approved by Charleston City Council on November 9th, 2004, Ordinance 2004-120, 121, & 122, most recently modified and subsequently approved by City Council on November 14, 2006 (Ordinance #2006-540).

### **3. Land Use Breakdown**

See Table 3.1, Land Use Table for a breakdown of the different Land Uses for Governor's Cay Planned Unit Development. Please see Exhibit H for the Detailed Land Use Plan.

Gross Land Area: 33.66 acres  
Total Dwelling Units: 206 D.U. (maximum number of units allowed)  
Gross Density: 6.12 D.U./acre  
Marsh Land Area: 10.92 acres  
Highland Area (Net): 22.74 acres (including buffer areas and amenity areas)  
Net Density: 9.06 D.U./acre

**Table 3.1 – Land Use Table**

Land Use	Area (Gross)	Area Marsh/Wet.	Area (Net)	Dwelling Units	Net Density
GCR-1	4.11 ac.	N.A.	4.11 ac.	40	9.73 DU/ac.
GCR-2	0.31 ac.	N.A.	0.31 ac.	4*	17.24 DU/ac.*
GCR-3	8.13 ac.	N.A.	8.13 ac.	162*	40.76 DU/ac.*
Amenity Areas	3.38 ac.	N.A.	3.38 ac.	N.A.	N.A.
Buffer Areas	3.82 ac.	N.A.	3.82 ac.	N.A.	N.A.
Marsh/Wet.	10.92 ac.	10.92 ac.	N.A.	N.A.	N.A.
Public Road R/W	2.99 ac.	N.A.	2.99 ac.	N.A.	N.A.
<b>Totals</b>	<b>33.66 ac.</b>	<b>10.92 ac.</b>	<b>22.74 ac.</b>	<b>206</b>	<b>9.06 DU/ac.</b>

\* Net density limits shall be interchangeable between zoning district designations GCR-2 & GCR-3 upon site plan review and approval by Zoning Administrator.

## **4. Zoning Criteria**

The following uses will be allowed in each zoning district:

### **GCR-1 & GCR-2 Zoning Districts:**

#### Permitted Uses

- A) Single Family Detached dwellings
- B) Single-Family Attached dwellings, including town, row, or patio houses (GCR-2 Zoning)
- C) Parks, playgrounds, or athletic fields not operated as a business for profit
- D) Home Occupations, provided they meet all City of Charleston Zoning requirements per Section 54-211 of the Zoning Ordinance
- \* Note: No accessory buildings shall be allowed in the GCR-1 & GCR-2 Districts. Accessory buildings shall be those defined in the City of Charleston Zoning Ordinance.

#### Standards and Regulations

- A) See Table 4.1 for Height & Area Regulations
- B) Not more than 10 dwelling units shall be constructed or attached together in a continuous row, and no such row shall exceed three hundred (300) feet in length.
- C) Parking for each dwelling unit shall be provided on the premises or in a community parking lot the title of which and/or easement for the use of which runs with and/or is appurtenant to the title to such dwelling. No such parking lot shall be located further than two hundred (200) feet from the dwelling it serves.

### **GCR-3 Zoning District:**

#### Permitted Uses

- A) Single Family Detached dwellings
- B) Single-Family Attached dwellings, including town, row, or patio houses
- C) Multi-Family Condominium buildings
- D) Parking garages
- E) Community Management & Marketing Facilities
- F) Park, playground, pool, or athletic field not operated as a business for profit
- \* Note: No accessory buildings shall be allowed in the GCR-3 District. Accessory buildings shall be those defined in the City of Charleston Zoning Ordinance.

#### Standards and Regulations

- A) See Table 4.1 for Height & Area Regulations
- B) Not more than 10 dwelling units shall be constructed or attached together in a continuous row, and no such row shall exceed three hundred (300) feet in length.
- C) Parking for each dwelling unit shall be provided on the premises or in a community parking lot/garage, the title of which and/or easement for the use of which runs with and/or is appurtenant to the title to such dwelling. No such parking lot shall be located further than two hundred (200) feet from the dwelling it serves.

**Table 4.1 – Schedule of Major Height and Area Regulations**

Zone District Designation	Building Setbacks				Lot Area (min.)	% Lot Occupancy (max.)	Height ~ Limit (max.)	Net Density Limit (DU/ac.)	Minimum Parking Required
	Front	Rear	Side Internal	End'					
GCR-1	5'	10'*	0'**	5'***	600 s.f.	90%	45'/3-str.	9.73	2/D.U.
GCR-2	5'	10'*	0'**	5'***	600 s.f.	90%	55'/3-str.	17.24****	2/D.U.
GCR-3	5'	5'	0'**	10'***	600 s.f.	90%	55'	40.76****	1.5/D.U. ^

\* Rear yard building setback lines are measured from the O.C.R.M. critical line buffer, if applicable

\*\* Side yard building setback is 0' for attached single family lots (excluding end units)

\*\*\* Side yard setback shall be measured from the closest building, not lot line

\*\*\*\* Net density limits shall be interchangeable between zoning district designations GCR-2 & GCR-3 upon site plan review and approval by Zoning Administrator.

^ If side yard is adjacent to the critical line buffer, a 10' building setback from the buffer shall be provided

~ Height of building shall be measured from average finished grade

^ If used as single family attached or detached us, the minimum parking shall be 2 spaces per D.U.

< Parapet walls on top of the condominium buildings can extend up to five (5) feet above the 50' height limitation. Story limitations were removed from the GCR-3 zoning, but still must meet the 50' height restriction.

**Table 4.2 – Minimum Lot Frontage Requirements\***

Zone District Designation	Minimum Frontage (main roadway)	Minimum Frontage (cul de sac)
GCR-1	10' **	5' **
GCR-2	10'	5'
GCR-3	10'	5'

\* For all zoning districts, access can be provided via common access easement

\*\* Minimum roadway or cul de sac frontage may be reduced on the Island in order to preserve grand trees and/or natural resources. Lots may utilize shared driveways, and a maximum of three (3) lots would be served off of one curb cut.



## **5. Open Space**

Open space will play a significant role in the attraction of Governor's Cay ~~to residents the public~~, which will include the marsh areas and ~~3 -4~~ Amenity Islands. The marsh areas will remain completely undisturbed and will be passive open space. A ~~preserved~~ central open space shall be maintained on the island, in line with the entry road and bridge, creating a ~~pedestrian green space vista~~ through to the marsh-front areas. The Amenity Islands for the most part, will remain natural, with disturbance only occurring to provide usable recreational pockets, such as outdoor gathering areas, jogging/nature trails, bar-b-que and horseshoe pits. The jogging/nature trails shall be left natural or upgraded to ~~made of crushed granite fines, sandshell, or similar ADA compliant material, mulch, or woodchips and have a steel or wood border~~. Other amenities such as bocci ball, badminton and volleyball courts as well as small gathering pavilions are also being considered. The Association will have ownership of the Marsh and Amenity Islands and will be responsible for the maintenance of these areas. The following are the required open space calculations for Governor's Cay:

Gross Land Area:	33.66 acres
Total Open Space Required: (20% of Gross Land Area)	6.73 acres
Total Open Space Provided: (Amenity Areas & Marsh)	18.12 acres (7.20 acres of Amenity Areas) (10.92 acres of Marsh)
Usable Open Space Required: (25% of Open Space)	3.58 acres
Usable Open Space Provided:	7.20 acres

## **6. Buffers**

Buffers located within Governor's Cay are mainly O.C.R.M. critical line buffers and are as follows:

Point "A" & "B":	40' Undisturbed Buffer from the Critical line, with an additional 10' Building Setback Line (Total of 50 feet).
Island:	25' Undisturbed Buffer from the Critical line, with an additional 10' Building Setback Line (Total of 35 feet).

The total buffer area for Governors Cay is 3.82 acres, which consists of the Point properties and Island Critical Line Buffers. No other landscape buffers are required or provided. The Association will have ownership of the ~~GCR-1~~, GCR-2, and GCR-3 buffer areas and will be responsible for any maintenance required.

Critical Line Buffer standards in Sections 54-347.1, 54-348, & 54-513 of the City of Charleston Zoning Ordinance shall apply.

## **7. Tree Summary**

- A) **Summary of Existing Conditions:** A tree survey was conducted to locate all existing grand trees on this property. A copy of the Topographic and Tree Survey is included as Exhibits C & D. There are several grand trees located on the point properties and island. ~~The developer shall not apply nor will be granted any variances for the removal of any grand tree or encroachment into grand tree protective zones on the property. The trees on Point B, the Island, Amenity Islands 1-3, and Forrest Drive have been re-surveyed. Please refer to Exhibit D.~~
- B) **Tree Protection Standards:** All tree protection standards for Governor's Cay will be in accordance with the City's Tree Protection Requirements Ordinance, Article 13, Part 6 of the City of Charleston Zoning Ordinance, ~~with the exceptions stated herein. All existing grand trees shall remain and be protected from construction activity. Within designated buffers, all living trees shall be preserved, regardless of size.~~ Any activity within the critical line buffer area shall meet the requirements of sections 54-347.1, 54-348, & 54-513 of the City of Charleston Zoning Ordinance. Existing vegetation within the buffer zones shall be protected with barricades during any grading or construction operations. Barricades must be installed and inspected by City staff prior to the issuance of any site work permits.

Within buffers and the Amenity Islands, dense undergrowth shall be controlled in order to eliminate health hazards created by rodent habitats. Dead & dying trees and vegetation shall be removed in a timely manner. ~~The developer shall submit a site plan for zoning approval.~~

On the Amenity Islands, small trees (up to 6" DBH), can be selectively removed for the sole purpose of creating jogging/nature trails and marsh viewing areas at the developer discretion.

## **8. Right of Way**

~~Forrest Drive and roads located within the Island and Point A of Governor's Cay will be public. Road rights-of-way and roads within those rights-of-way will comply with City standards except that roads will be 22 feet in width within a 40 feet road right-of-way for 2-way roads. Roads will be 20 feet in width within a 40 foot right of way for 1-way roads (see Exhibits I - L for typical configurations). The purpose of these road dimensions is to allow for tighter curves to respond to the natural topography and shape of the Property, as well as to preserve the existing grand trees. Roads with parallel parking along one side of public streets will be 20 feet in width (plus 7' in width for parallel parking stalls) within a minimum of 40 feet right-of-way for 1-way roads (see Exhibits I - L for typical configurations). The roads within Point B may be privately maintained by the HOA. Roads with parallel parking along two sides of public streets will be 24 feet in width within a minimum of 60 feet right of way for 2-way roads (see Exhibit I for typical configurations). The purpose of these dimensions is to provide traffic calming through an urban environment. Elongated cul-de-sacs are provided along the GCR-2 Zoning within the Point "B" portion of the site. This is to prevent parking congestion associated with typical cul-de-sacs (see Exhibit I for typical configurations).~~

Forrest Drive, a private road between Clements Ferry Road and the property, will be relocated and reconstructed to comply with City standards in accordance with plans previously approved by the City. Forrest Drive will be conveyed to the City as a public road.

The existing concrete bridge between the Point Properties and the Island will be widened to 32' (outside edge to outside edge with a 22' roadway width) to accommodate two lanes of traffic and emergency vehicle access. The developer will provide available construction drawings and/or inspection reports of the bridge for the upfit design. The developer will be required to solely pay for the costs to upgrade the bridge, financially contribute to an effort by which the City will hire a third party engineer to inspect the bridge structure and compare to SCDOT standards. The developer shall implement any required improvements necessary to comply with the engineer's recommendations. The bridge will be designed to meet minimum requirements set forth by City of Charleston, Department of Public Service, and will include a sidewalk, along with guardrails aesthetically fitting for Governor's Cay. Aesthetics of the bridge will be reviewed by the City's Design Review Committee.

A vehicular and pedestrian connection shall be provided from the portions of Governor's Cay north of Forrest Drive to any developable highland areas to the north of Forrest Drive.

## **9. Drainage Basin Analysis**

The Property is in Flood Zone AE, (elevation 13), and VE, (elevation 14) per F.I.R.M. Community Panel # 45015C, dated October 16, 2003.

A Boundary Survey for the Point Properties was established by Southeastern Surveying, dated January 15, 2004. The Boundary Survey for the Island was provided by Chuck Dawley Jr., R.L.S., dated May, 2004. Both surveys were completed in conjunction with representatives from O.C.R.M. and were signed by Fred Mellette. A Topographic & Tree Survey was conducted by Empire Engineering, LLC dated October 17, 2005. Please see Exhibits B & C for these surveys. The Point B, Island, Amenity Islands 1-3, and Forrest Drive have been re-surveyed. Please refer to Exhibit D.

Wetlands have been delineated and approved by the U.S. Army Corps of Engineers. There are no freshwater wetlands located on this property. The wetlands on the Point B, Island, Amenity Islands 1-3, and Forrest Drive have since been re-surveyed and submitted to the U.S. Army Corps of Engineers for verification. Jurisdictional wetlands have formed within Point B and Forrest Drive and will be filled (less than 0.50 acres) by application to the U.S. Army Corps of Engineers. Please refer to Exhibit D.

Storm water runoff will be controlled in accordance with the City of Charleston's Stormwater Design Standards Manual and DHEC-OCRM guidelines. In several conversations with Richard Geer, stormwater quantity requirements will be waived on this site due to its close proximity to Beresford Creek and the Wando River. However, water quality will have to be monitored closely. Driveway and parking areas will be pervious surfaces (such as "Grasscrete", permeable pavers, plantation mix, etc...). Storm water cleansing will be accomplished through the use of Vortsentry Systems (or equivalent) located around the Point Properties and the Island. When space allows, bioswales or dry ponds may also be used to meet water quality requirements. These areas will act to slow down stormwater runoff and allow sediment to settle out. To further improve water quality, all outfalls from these areas will be released into the undisturbed critical line buffers, which will act as additional natural clarifiers prior to release of storm water into the marsh. The Home Owner's Association will be responsible for maintaining these detention areas, keeping them free from debris and functioning properly. The final design of Governor's Cay will include all practical best management practices as recommended by O.C.R.M.

## **10. Traffic Study**

The Property is located at the end of Forrest Drive, an undedicated dirt road. A Traffic Impact Analysis has been conducted by E.P.C., LLC and forwarded to the City's Traffic & Transportation Department. Mr. John Norris, with the City's Traffic & Transportation Department was consulted to determine the extent and scope of this study.

## **11. Cultural Resources**

An S.H.P.O. Archeological Investigation of the entire property, along with a Threatened and Endangered Species Investigation have been conducted by GS2 Engineering, dated March 17, 2004. These reports have been submitted to City staff under separate cover. No evidence of intact cultural deposits of above-surface or subsurface features was encountered. No threatened species were encountered on this site, nor any habitat found on-site to be suitable for any threatened and endangered species. These reports have been submitted to the State for verification and their response letter will be submitted under separate cover to City staff for their review.

## **12. Site Utilities**

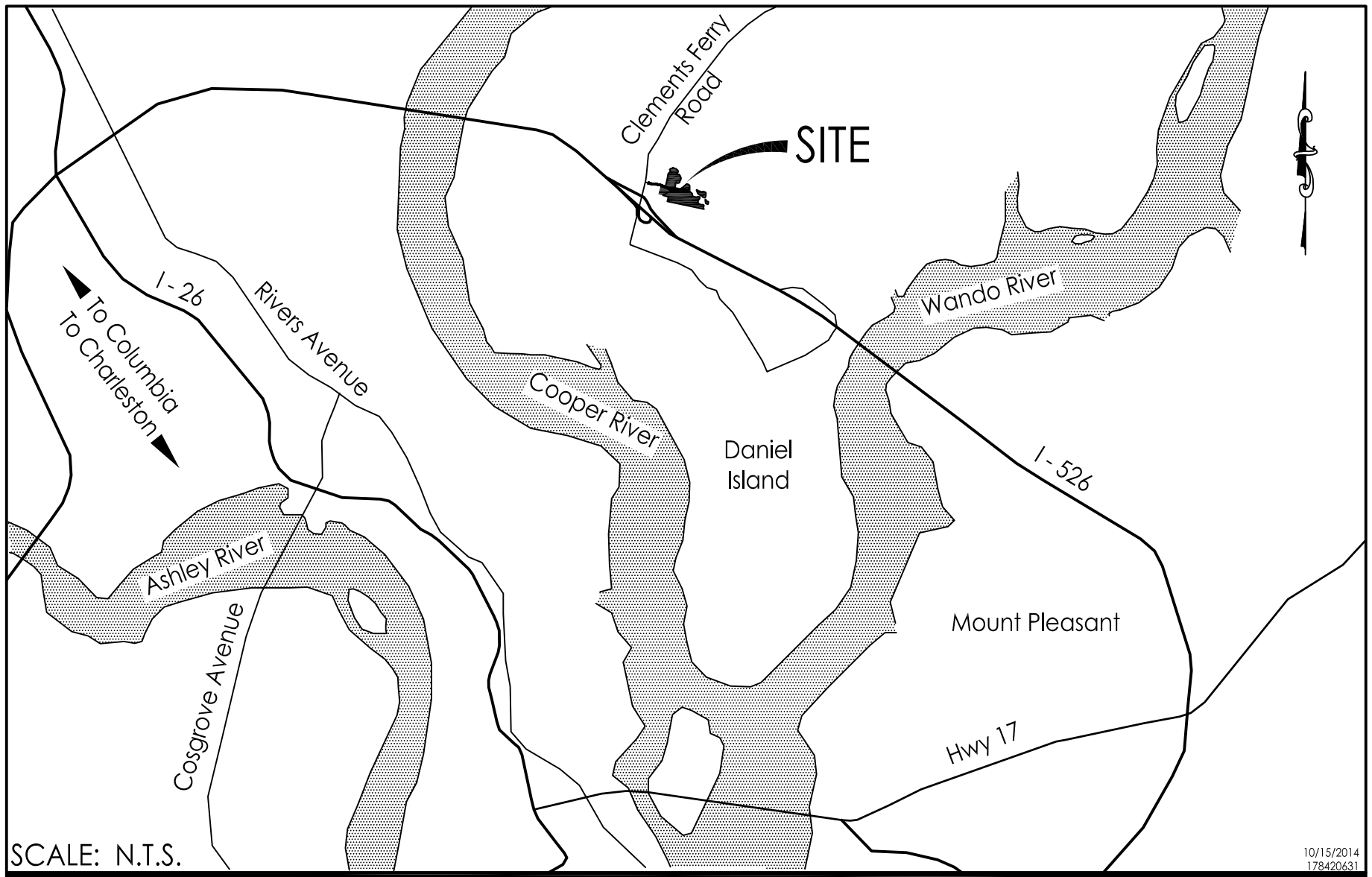
- A) **Sanitary Sewer:** A 24" force main sanitary sewer line of the City of Charleston Commissioners of Public Works ("CPW") exists along Clements Ferry Road. Utility lines connecting to this force main will be installed in accordance with CPW standards in an existing utility easement adjacent to the north side of Forrest Drive. A new lift station will be constructed at the entrance to the Point Properties (see rectangular area on north side of Forrest Drive). The new lines and force main will be adequately sized to serve Governor's Cay.
- B) **Potable Water:** A 30" potable water line of the CPW exists along Clements Ferry Road. A new water line connecting to this primary line will be installed in accordance with CPW standards in the existing utility easement adjacent to the north side of Forrest Drive. The lines and capacity of CPW are adequate to serve Governor's Cay.
- C) **Electric & Gas Service:** Electric and gas lines of SCE & G. exist along Clements Ferry Road. Secondary electric lines (and, perhaps, gas lines) will be installed in accordance with SCE & G standards in the existing utility easement adjacent to the north side of Forrest Drive. Electric lines within Governor's Cay are intended to be underground except where crossing existing streams or wetlands, in which case they will be suspended from or attached to the bridges crossing those streams or handled in a manner approved by applicable regulatory agencies.
- D) **Telephone & Cable:** Telephone Lines of BellSouth and Cable lines of Comcast are located along Clements Ferry Road. Lines to serve Governor's Cay will be installed in accordance with BellSouth and Comcast standards in the existing utility easement adjacent to the north side of Forrest Drive. Lines within Governor's Cay are intended to be underground except where crossing existing streams or wetlands, in which case they will be suspended from or attached to the bridge crossing those streams or handled in a manner approved by applicable regulatory agencies.
- E) **Fire Protection:** Adequate fire protection will be supplied by the City of Charleston Fire Department
- F) **Law Enforcement:** Adequate police protection will be supplied by the City of Charleston Police Department.

### **13. Project Representative**

Unless otherwise directed by the owners, information regarding Governor's Cay should be provided to or obtained from:

Beazer Homes Corporation  
Doug Schwartz  
4401 Belle Oaks Drive, Suite 210  
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Client/Project

Ryland Homes  
Governor's Cay  
PUD-Amended

Figure No.

EXHIBIT A

Title

LOCATION MAP



DRAWING NUMBER

DRAWING NUMBER  
LOTS C-1A, C-2

DRAWING NUMBER  
00062

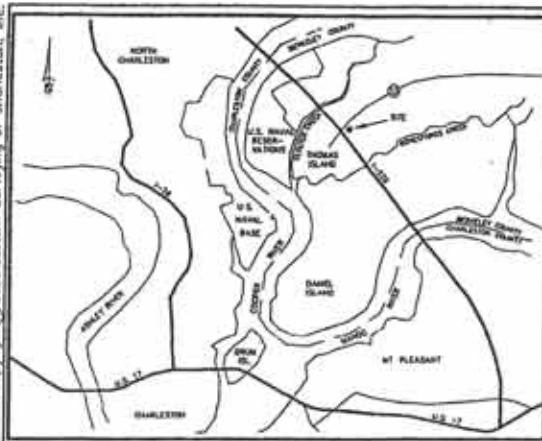
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SAVED PROJECT - NEW MAP, LARSENIA  
MODIFIED BY NEW LARSENIA 2003

SAVED PROJECT - NEW MAP, LARSENIA  
MODIFIED BY NEW LARSENIA 2003

SAVED PROJECT - NEW MAP, LARSENIA  
MODIFIED BY NEW LARSENIA 2003



VICINITY MAP  
(NOT TO SCALE)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	318.45'	70.88'	81.73'	N 42°27'29" E	350°19'30"
C2	28.00'	30.77'	17.88'	28.87'	N 39°28'17" W	70°31'44"

- LEGEND:
- OPEN PIPE FOUND
  - PINCHED PIPE FOUND
  - REBAR FOUND
  - CONCRETE MONUMENT FOUND
  - REBAR SET
  - CALCULATED POINT, NO CORNER SET

- REFERENCES:
- CAR. I, PG. 141
  - CAR. I, PG. 119
  - CAR. I, PG. 348
  - CAR. I, PG. 291
  - CAR. I, PG. 237
  - CAR. D, PG. 102
  - TMS 271-00-02

LINE	BEARING	DISTANCE
L1	N 72°50'18" W	36.20'
L2	N 72°50'18" W	13.88'
L3	S 72°52'25" W	16.94'
L4	N 19°53'24" E	22.94'
L5	N 40°00'15" E	48.82'
L6	S 87°33'12" E	51.44'
L7	N 102°58'59" E	43.04'
L8	N 20°08'29" E	41.04'
L9	N 22°28'42" E	32.39'
L10	N 83°47'34" E	35.52'
L11	N 18°55'00" E	36.07'
L12	N 84°17'15" E	37.83'
L13	N 74°22'28" E	25.28'
L14	N 43°00'29" E	24.31'
L15	N 71°11'40" E	32.48'
L16	N 48°22'57" E	22.20'
L17	N 38°28'28" E	20.70'
L18	N 68°04'18" E	28.85'
L19	N 66°06'29" E	21.62'
L20	N 72°32'12" E	30.81'
L21	N 56°52'24" E	38.15'
L22	N 31°40'47" E	36.15'
L23	N 87°40'08" E	40.18'
L24	N 27°01'31" E	40.98'
L25	N 01°33'24" E	46.72'
L26	N 57°39'32" E	39.14'
L27	N 27°00'28" E	32.35'
L28	N 10°11'48" E	24.68'

LINE	BEARING	DISTANCE
L29	S 89°23'51" W	34.45'
L30	S 25°18'46" E	18.82'
L31	N 65°11'35" E	35.87'
L32	N 70°28'24" E	33.20'
L33	S 45°29'42" E	16.98'
L34	N 28°24'49" E	22.29'
L35	N 12°34'28" E	23.42'
L36	S 12°27'17" E	31.47'
L37	S 81°40'36" E	24.40'
L38	S 74°08'20" E	32.98'
L39	S 08°27'28" E	25.37'
L40	S 12°27'45" E	27.78'
L41	S 30°08'28" E	28.81'
L42	S 63°31'44" E	28.55'
L43	S 08°29'17" W	24.72'
L44	S 31°01'14" W	19.44'
L45	S 07°48'23" W	31.47'
L46	S 78°08'31" W	11.88'
L47	S 22°17'46" W	20.21'
L48	S 28°30'01" W	42.09'
L49	S 04°43'04" W	17.46'
L50	S 13°24'33" W	31.21'
L51	S 62°04'18" W	36.84'
L52	S 47°53'28" W	14.82'
L53	N 58°42'14" W	15.79'
L54	S 71°29'38" W	35.81'
L55	N 48°44'14" W	27.89'
L56	N 19°31'28" W	15.12'

LINE	BEARING	DISTANCE
L57	N 68°00'24" W	20.99'
L58	N 17°17'43" W	14.82'
L59	N 02°02'00" W	10.28'
L60	S 17°22'54" W	33.40'
L61	S 07°44'11" W	18.88'
L62	S 28°22'31" W	28.42'
L63	S 02°28'46" E	28.87'
L64	S 36°21'44" W	17.21'
L65	S 29°25'09" E	28.53'
L66	S 45°21'07" E	28.02'
L67	S 17°42'33" W	20.57'
L68	S 36°36'03" W	23.81'
L69	S 49°24'58" E	22.82'
L70	S 02°21'44" E	24.77'
L71	S 70°11'41" W	16.41'
L72	S 32°21'23" E	24.95'
L73	S 41°08'28" W	19.48'
L74	S 62°01'32" W	10.28'
L75	S 86°40'20" W	18.67'
L76	S 54°17'31" W	10.87'
L77	S 87°36'33" W	19.11'
L78	S 81°24'58" W	13.18'
L79	S 86°00'09" W	18.29'
L80	S 36°02'12" W	28.87'
L81	S 42°45'06" W	13.92'
L82	N 48°53'16" E	18.55'
L83	S 81°00'14" W	34.04'
L84	S 81°22'26" W	9.33'

LINE	BEARING	DISTANCE
L85	S 50°40'04" W	41.72'
L86	S 58°46'51" W	31.87'
L87	N 72°12'21" W	9.17'
L88	S 51°50'00" W	30.89'
L89	N 55°13'53" W	17.92'
L90	S 47°46'14" W	29.58'
L91	N 36°42'21" W	13.72'
L92	S 18°51'54" W	17.06'
L93	N 39°48'24" W	16.85'
L94	S 47°18'03" W	42.71'
L95	S 67°57'54" W	23.44'
L96	S 45°54'47" W	21.42'
L97	S 81°43'08" W	21.29'
L98	S 56°28'39" W	48.23'
L99	N 78°22'03" W	23.82'
L100	N 11°31'02" E	5.41'
L101	N 77°28'27" W	12.97'
L102	S 17°49'28" W	16.93'
L103	N 80°08'13" W	9.45'
L104	S 33°17'25" W	18.12'
L105	S 18°50'20" E	9.72'
L106	N 74°53'58" W	33.40'
L107	N 12°48'43" E	16.12'
L108	S 74°08'23" E	23.38'
L109	S 74°54'28" E	13.68'
L110	N 74°16'47" W	13.23'
L111	N 74°18'53" W	48.88'

Reference: 000002245  
1/15/2004 09:40:49AM  
C:\dwg\00062 C1A-C2.DWG  
Karl S. Fort  
Karl S. Fort & Sons, Inc.

LOT B  
LEON SIMMONS ETAL  
TMS 271-00-02-151  
DEED 1672/076  
PLAT N/119

LOT C  
THE DAVID GIBBS FAMILY PARTNERSHIP  
TMS 271-00-02-150  
DEED 1672/085  
PLAT N/119

TRACT C-2  
FORREST G. CALVERT ETAL  
c/o LOUIS & GRACE DEWOLFF  
TMS 271-00-02-130  
DEED 1162/268  
PLAT 1/141  
8.393 AC.

ALLEN P. HOWELL  
TMS 271-00-02-133  
DEED 1162/271

LOT C-1  
NATIONAL BANK OF SOUTH CAROLINA, AS  
TRUSTEE FOR ALLEN P. HOWELL, I.R.A.  
TMS 271-00-02-131  
DEED 1162/0261  
PLAT L/348

LOT C-1A  
D.A.G. / A SC PARTNERSHIP  
c/o LOUIS & GRACE DEWOLFF  
TMS 271-00-02-114  
DEED 1162/276  
PLAT L/348  
2.780 AC.

DINKYS INC.  
TMS 271-00-02-115  
DEED 1795/087  
PLAT 1/144

FORREST G. CALVERT  
TMS 271-00-02-129  
DEED 1719/112  
PLAT 1/141

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION  
OF DHEC-CORM PERMIT AUTHORITY ON THE SUBJECT PROPERTY.  
CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO  
CHANGE OVER TIME BY GENERALLY DELINEATING THE PERMIT AUTHORITY  
OF THE DHEC-CORM, THE OFFICE OF CORN IN NO WAY WAIVES THE  
RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL  
AREA ON THE SUBJECT PROPERTY WHETHER SHOWN HEREIN OR NOT.

Signature: *[Signature]* DATE: 01-20-04

The critical line shown on this plat is valid for three years from the  
date of this signature, subject to the covenants language above.



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE,  
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON  
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS  
OF THE MINIMUM STANDARDS MANUAL FOR THE  
PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA,  
AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A  
CLASS "A" SURVEY AS SPECIFIED THEREIN.

Signature: *[Signature]* DATE: 01-20-04

DOUGLAS L. DEWOLFF No. 17585

NO.	DATE	DESCRIPTION	BY

**Southeastern Surveying**  
**of Charleston, Inc.**

147 Wappoo Creek Drive - Suite 102  
Charleston, South Carolina 29412  
843-795-0330 FAX: 795-2007 www.sss-sc.com

A BOUNDARY SURVEY OF  
LOTS C-1A and C-2  
FORREST DRIVE  
OWNERS AS SHOWN  
LOCATED ON THOMAS ISLAND,  
BERKELEY COUNTY, SOUTH CAROLINA

DATE:	JAN. 15, 2004
DRAWN:	OLD
CHECK:	OLD
JOB:	00062
DWG:	00062 C1A-C2
SHEET:	1 OF 1



LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	CURVE TABLE
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
1	1.00	N 89° 15' 00" E	101	1.00	N 89° 15' 00" E
2	1.00	N 89° 15' 00" E	102	1.00	N 89° 15' 00" E
3	1.00	N 89° 15' 00" E	103	1.00	N 89° 15' 00" E
4	1.00	N 89° 15' 00" E	104	1.00	N 89° 15' 00" E
5	1.00	N 89° 15' 00" E	105	1.00	N 89° 15' 00" E
6	1.00	N 89° 15' 00" E	106	1.00	N 89° 15' 00" E
7	1.00	N 89° 15' 00" E	107	1.00	N 89° 15' 00" E
8	1.00	N 89° 15' 00" E	108	1.00	N 89° 15' 00" E
9	1.00	N 89° 15' 00" E	109	1.00	N 89° 15' 00" E
10	1.00	N 89° 15' 00" E	110	1.00	N 89° 15' 00" E
11	1.00	N 89° 15' 00" E	111	1.00	N 89° 15' 00" E
12	1.00	N 89° 15' 00" E	112	1.00	N 89° 15' 00" E
13	1.00	N 89° 15' 00" E	113	1.00	N 89° 15' 00" E
14	1.00	N 89° 15' 00" E	114	1.00	N 89° 15' 00" E
15	1.00	N 89° 15' 00" E	115	1.00	N 89° 15' 00" E
16	1.00	N 89° 15' 00" E	116	1.00	N 89° 15' 00" E
17	1.00	N 89° 15' 00" E	117	1.00	N 89° 15' 00" E
18	1.00	N 89° 15' 00" E	118	1.00	N 89° 15' 00" E
19	1.00	N 89° 15' 00" E	119	1.00	N 89° 15' 00" E
20	1.00	N 89° 15' 00" E	120	1.00	N 89° 15' 00" E
21	1.00	N 89° 15' 00" E	121	1.00	N 89° 15' 00" E
22	1.00	N 89° 15' 00" E	122	1.00	N 89° 15' 00" E
23	1.00	N 89° 15' 00" E	123	1.00	N 89° 15' 00" E
24	1.00	N 89° 15' 00" E	124	1.00	N 89° 15' 00" E
25	1.00	N 89° 15' 00" E	125	1.00	N 89° 15' 00" E
26	1.00	N 89° 15' 00" E	126	1.00	N 89° 15' 00" E
27	1.00	N 89° 15' 00" E	127	1.00	N 89° 15' 00" E
28	1.00	N 89° 15' 00" E	128	1.00	N 89° 15' 00" E
29	1.00	N 89° 15' 00" E	129	1.00	N 89° 15' 00" E
30	1.00	N 89° 15' 00" E	130	1.00	N 89° 15' 00" E
31	1.00	N 89° 15' 00" E	131	1.00	N 89° 15' 00" E
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33	1.00	N 89° 15' 00" E	133	1.00	N 89° 15' 00" E
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36	1.00	N 89° 15' 00" E	136	1.00	N 89° 15' 00" E
37	1.00	N 89° 15' 00" E	137	1.00	N 89° 15' 00" E
38	1.00	N 89° 15' 00" E	138	1.00	N 89° 15' 00" E
39	1.00	N 89° 15' 00" E	139	1.00	N 89° 15' 00" E
40	1.00	N 89° 15' 00" E	140	1.00	N 89° 15' 00" E
41	1.00	N 89° 15' 00" E	141	1.00	N 89° 15' 00" E
42	1.00	N 89° 15' 00" E	142	1.00	N 89° 15' 00" E
43	1.00	N 89° 15' 00" E	143	1.00	N 89° 15' 00" E
44	1.00	N 89° 15' 00" E	144	1.00	N 89° 15' 00" E
45	1.00	N 89° 15' 00" E	145	1.00	N 89° 15' 00" E
46	1.00	N 89° 15' 00" E	146	1.00	N 89° 15' 00" E
47	1.00	N 89° 15' 00" E	147	1.00	N 89° 15' 00" E
48	1.00	N 89° 15' 00" E	148	1.00	N 89° 15' 00" E
49	1.00	N 89° 15' 00" E	149	1.00	N 89° 15' 00" E
50	1.00	N 89° 15' 00" E	150	1.00	N 89° 15' 00" E
51	1.00	N 89° 15' 00" E	151	1.00	N 89° 15' 00" E
52	1.00	N 89° 15' 00" E	152	1.00	N 89° 15' 00" E
53	1.00	N 89° 15' 00" E	153	1.00	N 89° 15' 00" E
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61	1.00	N 89° 15' 00" E	161	1.00	N 89° 15' 00" E
62	1.00	N 89° 15' 00" E	162	1.00	N 89° 15' 00" E
63	1.00	N 89° 15' 00" E	163	1.00	N 89° 15' 00" E
64	1.00	N 89° 15' 00" E	164	1.00	N 89° 15' 00" E
65	1.00	N 89° 15' 00" E	165	1.00	N 89° 15' 00" E
66	1.00	N 89° 15' 00" E	166	1.00	N 89° 15' 00" E
67	1.00	N 89° 15' 00" E	167	1.00	N 89° 15' 00" E
68	1.00	N 89° 15' 00" E	168	1.00	N 89° 15' 00" E
69	1.00	N 89° 15' 00" E	169	1.00	N 89° 15' 00" E
70	1.00	N 89° 15' 00" E	170	1.00	N 89° 15' 00" E
71	1.00	N 89° 15' 00" E	171	1.00	N 89° 15' 00" E
72	1.00	N 89° 15' 00" E	172	1.00	N 89° 15' 00" E
73	1.00	N 89° 15' 00" E	173	1.00	N 89° 15' 00" E
74	1.00	N 89° 15' 00" E	174	1.00	N 89° 15' 00" E
75	1.00	N 89° 15' 00" E	175	1.00	N 89° 15' 00" E
76	1.00	N 89° 15' 00" E	176	1.00	N 89° 15' 00" E
77	1.00	N 89° 15' 00" E	177	1.00	N 89° 15' 00" E
78	1.00	N 89° 15' 00" E	178	1.00	N 89° 15' 00" E
79	1.00	N 89° 15' 00" E	179	1.00	N 89° 15' 00" E
80	1.00	N 89° 15' 00" E	180	1.00	N 89° 15' 00" E
81	1.00	N 89° 15' 00" E	181	1.00	N 89° 15' 00" E
82	1.00	N 89° 15' 00" E	182	1.00	N 89° 15' 00" E
83	1.00	N 89° 15' 00" E	183	1.00	N 89° 15' 00" E
84	1.00	N 89° 15' 00" E	184	1.00	N 89° 15' 00" E
85	1.00	N 89° 15' 00" E	185	1.00	N 89° 15' 00" E
86	1.00	N 89° 15' 00" E	186	1.00	N 89° 15' 00" E
87	1.00	N 89° 15' 00" E	187	1.00	N 89° 15' 00" E
88	1.00	N 89° 15' 00" E	188	1.00	N 89° 15' 00" E
89	1.00	N 89° 15' 00" E	189	1.00	N 89° 15' 00" E
90	1.00	N 89° 15' 00" E	190	1.00	N 89° 15' 00" E
91	1.00	N 89° 15' 00" E	191	1.00	N 89° 15' 00" E
92	1.00	N 89° 15' 00" E	192	1.00	N 89° 15' 00" E
93	1.00	N 89° 15' 00" E	193	1.00	N 89° 15' 00" E
94	1.00	N 89° 15' 00" E	194	1.00	N 89° 15' 00" E
95	1.00	N 89° 15' 00" E	195	1.00	N 89° 15' 00" E
96	1.00	N 89° 15' 00" E	196	1.00	N 89° 15' 00" E
97	1.00	N 89° 15' 00" E	197	1.00	N 89° 15' 00" E
98	1.00	N 89° 15' 00" E	198	1.00	N 89° 15' 00" E
99	1.00	N 89° 15' 00" E	199	1.00	N 89° 15' 00" E
100	1.00	N 89° 15' 00" E	200	1.00	N 89° 15' 00" E

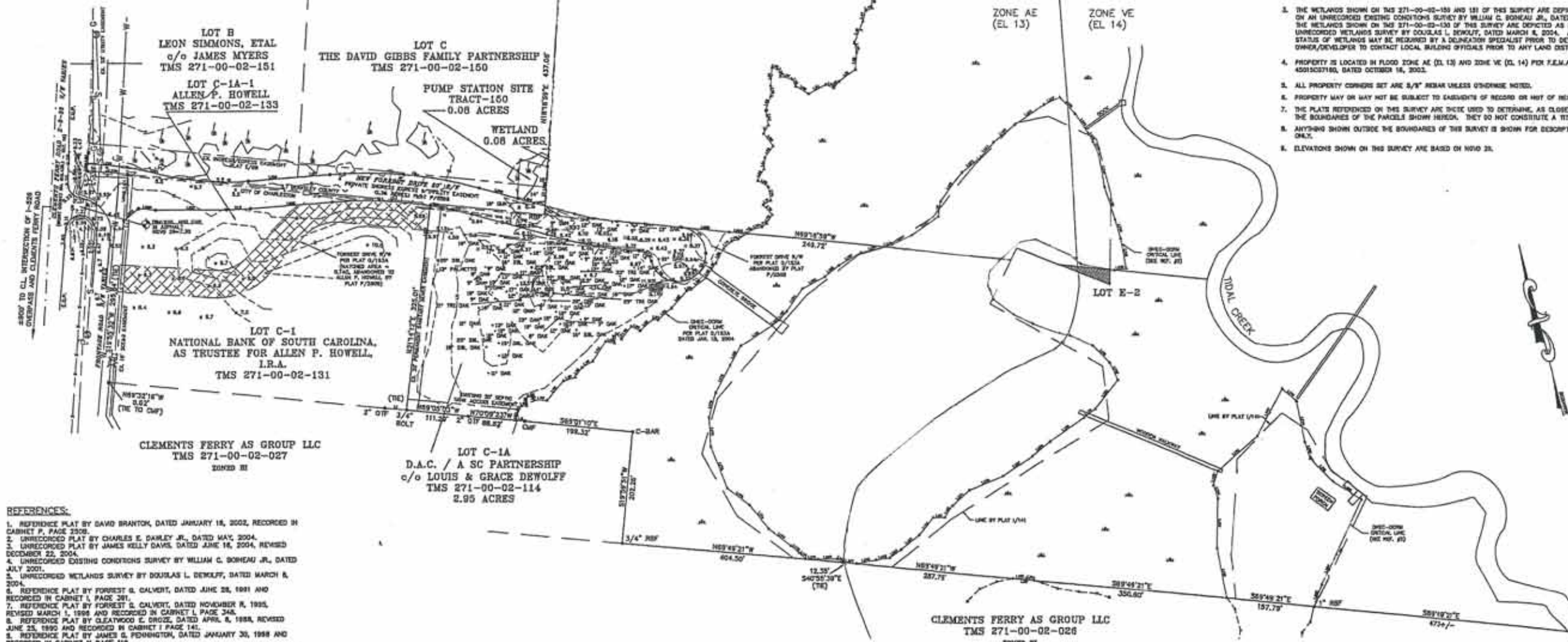
LEGEND	
ADJACENT LOT LINE	---
PROPERTY LINE	---
OVERHEAD ELECTRIC	---
RIGHT-OF-WAY LINE	---
PROPERTY CORNER, SET	•
PROPERTY CORNER, FOUND	•
CONCRETE MONUMENT FOUND	•
POWER POLE	•
WATER LINE	---
CENTERLINE ROAD	---
GAS LINE	---
MAJOR	---
SEWER MAINLINE	---
FRESH WATER WETLAND	---
CALCULATED POINT	•
CONCRETE MONUMENT	•
REBAR FOUND	•
CRIMP TOP FOUND	•
OPEN TOP FOUND	•
EDGE OF PAVEMENT	---
FIRE HYDRANT	•



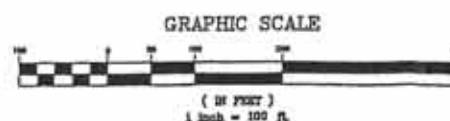
LOCATION MAP  
N.T.S.

# NOTES:

1. AREAS DETERMINED BY COORDINATE METHOD.
2. PERSONS USING THIS DRAWING SHOULD CONTACT THE LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EACH EXISTING UTILITY BEFORE COMMENCING ANY CONSTRUCTION ACTIVITY WITHIN THE MONTE.
3. THE WETLANDS SHOWN ON THIS 271-00-02-133 AND 131 OF THIS SURVEY ARE DEPICTED AS SHOWN ON AN UNRECORDED EXISTING CONDITIONS SURVEY BY WILLIAM C. BORNEAU JR., DATED JULY 2001. THE WETLANDS SHOWN ON THIS 271-00-02-133 OF THIS SURVEY ARE DEPICTED AS SHOWN ON AN UNRECORDED WETLANDS SURVEY BY DOUGLAS L. DEWOLFF, DATED MARCH 8, 2004. A DETERMINATION OF STATUS OF WETLANDS MAY BE REQUIRED BY A DESIGNATION SPECIALIST PRIOR TO DEVELOPMENT. OWNER/DEVELOPER TO CONTACT LOCAL BUILDING OFFICIALS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
4. PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 13) AND ZONE VE (EL. 14) FOR F.E.M.A. MAP NUMBER 45015C07160, DATED OCTOBER 16, 2002.
5. ALL PROPERTY CORNERS SET ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
6. PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS OF RECORD OR NOT OF RECORD.
7. THE PLATS REFERENCED ON THIS SURVEY ARE USED TO DETERMINE, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE PARCELS SHOWN HEREON. THEY DO NOT CONSTITUTE A TITLE SEARCH.
8. ANYTHING SHOWN OUTSIDE THE BOUNDARIES OF THIS SURVEY IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY.
9. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON MONTE 25.



- REFERENCES:
1. REFERENCE PLAT BY DAVID BRANTON, DATED JANUARY 18, 2002, RECORDED IN CARNET P, PAGE 2508.
  2. UNRECORDED PLAT BY CHARLES E. DAILEY JR., DATED MAY 2004.
  3. UNRECORDED PLAT BY JAMES KELLY DAVIS, DATED JUNE 16, 2004, REVISED DECEMBER 22, 2004.
  4. UNRECORDED EXISTING CONDITIONS SURVEY BY WILLIAM C. BORNEAU JR., DATED JULY 2001.
  5. UNRECORDED WETLANDS SURVEY BY DOUGLAS L. DEWOLFF, DATED MARCH 8, 2004.
  6. REFERENCE PLAT BY FORREST G. CALVERT, DATED JUNE 28, 1981 AND RECORDED IN CARNET I, PAGE 381.
  7. REFERENCE PLAT BY FORREST G. CALVERT, DATED NOVEMBER 8, 1985, REVISED MARCH 1, 1986 AND RECORDED IN CARNET I, PAGE 345.
  8. REFERENCE PLAT BY GLEATWOOD E. GRIFFIN, DATED APRIL 8, 1988, REVISED JUNE 23, 1990 AND RECORDED IN CARNET I, PAGE 141.
  9. REFERENCE PLAT BY JAMES G. PEDDINGTON, DATED JANUARY 30, 1998 AND RECORDED IN CARNET M, PAGE 155.
  10. REFERENCE PLAT BY LAWRENCE J. KENNEDY JR., DATED APRIL 13, 1993 AND RECORDED IN CARNET K, PAGE 38.
  11. REFERENCE PLAT BY PAUL C. LARSON JR., DATED AUGUST 4, 1998 AND RECORDED IN CARNET O, PAGE 100-4.
  12. REFERENCE PLAT BY DOUGLAS L. DEWOLFF, DATED JANUARY 13, 2004 AND RECORDED IN CARNET Q, PAGE 133A.
  13. REFERENCE PLAT BY MARK E. BUSEY, DATED JULY 10, 1980 AND RECORDED IN CARNET I, PAGE 157.
  14. REFERENCE PLAT RECORDED IN CARNET E, PAGE 25.
  15. REFERENCE PLAT RECORDED IN CARNET L, PAGE 274.
  16. SAC 91-2003-1329(V)



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

CLYTON W. CLARK, P.L.S. No. 23204

EXHIBIT C



BOUNDARY AND TOPOGRAPHIC SURVEY  
OF LOTS C-1A, C-2, D, E, E-1, E-2,  
F, AND G.  
PREPARED FOR GOVERNORS CAY LLC,  
LOCATED ON THOMAS ISLAND,  
BERKELEY COUNTY, SOUTH CAROLINA

DRAWN:	CC
CHECKED:	CC
JOB NUMBER:	2005-026
DATE:	JANUARY 26, 2005
REVISED:	OCTOBER 10, 2005
REMOVED:	OCTOBER 17, 2005
SCALE:	1" = 100'



# NOTES:

- HORIZONTAL DATUM IS SC 83, VERTICAL NAVD 1983.
- THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES AT 13 & 14 PER FEMA MAP COMMUNITY PANEL NO. 4501SC 0710 G, MAP REVISED OCTOBER 16, 2003.
- ALL PROPERTY CORNERS FOUND ARE AS SHOWN. ALL CORNERS SET ARE 5" REBAR.
- BERKELEY COUNTY MAPS 271-00-02-115, 129 & 130 & FOREST DRIVE.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- EASEMENTS SHOWN ARE PER REFERENCED PLATS. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT SHOWN OR APPARENT TO THE SURVEYOR.
- AREA DETERMINED BY COORDINATE METHOD.
- TREE SURVEY REQUIREMENTS: 8" AND LARGER DBS 271-00-02-130, 24" AND LARGER DBS 271-00-02-115 AND 271-00-02-129, PER CITY OF CHARLESTON REQUIREMENTS.
- WETLAND DELINEATION BY NEWARK ENVIRONMENTAL INC. 1801 CLEMENTS FERRY ROAD, CHARLESTON, SC 29402.
- GRAND TREE ASSESSMENT COMPLETED BY NATURAL DIRECTION (DNR RUSSELL) ON JUNE 27, 2014. A SUBSEQUENT SITE VISIT WAS MADE WITH CITY OF CHARLESTON ON AUGUST 20, 2014. THE COMBINED ASSESSMENT IS SHOWN IN THE BELOW TABLE.

# REFERENCES:

- PLAT BOOK L, PAGE 141.
- PLAT BOOK P, PAGE 250-6.
- PLAT BOOK Q, PAGE 153-4.
- PLAT BOOK Q, PAGE 219-1.
- PLAT BOOK N, PAGE 118.

DATE	LENGTH	BEARING	AREA	PERIMETER	COORDS
01	13.17	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
02	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
03	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
04	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
05	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
06	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
07	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
08	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
09	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
10	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
11	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
12	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
13	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
14	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
15	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
16	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
17	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
18	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
19	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
20	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62
21	13.04	N 81°12'52" W	0.17	4.9120	S 82°24'31" E 43.62

LINE	BEARING	LENGTH
1748	N 81°12'52" W	21.87
1749	N 81°12'52" W	65.21
1750	N 81°12'52" W	52.38
1751	N 81°12'52" W	52.60
1752	N 81°12'52" W	62.29
1753	N 81°12'52" W	40.42
1754	N 81°12'52" W	62.29
1755	N 81°12'52" W	21.37
1756	N 81°12'52" W	84.27
1757	N 81°12'52" W	41.26
1758	N 81°12'52" W	32.19
1759	N 81°12'52" W	34.39
1760	N 81°12'52" W	18.82
1761	N 81°12'52" W	31.90
1762	N 81°12'52" W	23.28
1763	N 81°12'52" W	36.61
1764	N 81°12'52" W	37.55
1765	N 81°12'52" W	27.12
1766	N 81°12'52" W	15.82
1767	N 81°12'52" W	19.51
1768	N 81°12'52" W	29.58
1769	N 81°12'52" W	61.64
1770	N 81°12'52" W	36.84
1771	N 81°12'52" W	18.38
1772	N 81°12'52" W	66.90
1773	N 81°12'52" W	71.86
1774	N 81°12'52" W	19.55
1775	N 81°12'52" W	11.50
1776	N 81°12'52" W	49.84
1777	N 81°12'52" W	31.47
1778	N 81°12'52" W	44.38
1779	N 81°12'52" W	52.54
1780	N 81°12'52" W	24.23
1781	N 81°12'52" W	58.48
1782	N 81°12'52" W	24.17
1783	N 81°12'52" W	32.54
1784	N 81°12'52" W	50.81
1785	N 81°12'52" W	18.80
1786	N 81°12'52" W	42.29
1787	N 81°12'52" W	15.03
1788	N 81°12'52" W	52.31
1789	N 81°12'52" W	30.01
1790	N 81°12'52" W	13.50
1791	N 81°12'52" W	14.30
1792	N 81°12'52" W	12.08
1793	N 81°12'52" W	11.43
1794	N 81°12'52" W	41.50
1795	N 81°12'52" W	45.70
1796	N 81°12'52" W	58.38
1797	N 81°12'52" W	36.18
1798	N 81°12'52" W	53.86
1799	N 81°12'52" W	40.87
1800	N 81°12'52" W	49.39
1801	N 81°12'52" W	28.04
1802	N 81°12'52" W	60.11
1803	N 81°12'52" W	8.52
1804	N 81°12'52" W	112.86
1805	N 81°12'52" W	35.89
1806	N 81°12'52" W	40.87
1807	N 81°12'52" W	35.51
1808	N 81°12'52" W	45.74
1809	N 81°12'52" W	38.68
1810	N 81°12'52" W	40.79
1811	N 81°12'52" W	46.80
1812	N 81°12'52" W	33.15
1813	N 81°12'52" W	8.48
1814	N 81°12'52" W	50.80
1815	N 81°12'52" W	14.31
1816	N 81°12'52" W	44.08
1817	N 81°12'52" W	34.02

LINE	BEARING	LENGTH
179	N 81°12'52" W	32.58
180	N 81°12'52" W	43.09
181	N 81°12'52" W	50.21
182	N 81°12'52" W	37.29
183	N 81°12'52" W	53.65
184	N 81°12'52" W	63.85
185	N 81°12'52" W	44.62
186	N 81°12'52" W	37.01
187	N 81°12'52" W	22.60
188	N 81°12'52" W	43.07
189	N 81°12'52" W	35.61
190	N 81°12'52" W	33.73
191	N 81°12'52" W	48.89
192	N 81°12'52" W	56.51
193	N 81°12'52" W	44.04
194	N 81°12'52" W	33.73
195	N 81°12'52" W	44.15
196	N 81°12'52" W	40.85
197	N 81°12'52" W	36.60
198	N 81°12'52" W	50.88
199	N 81°12'52" W	30.27
200	N 81°12'52" W	66.29
201	N 81°12'52" W	54.59
202	N 81°12'52" W	30.28
203	N 81°12'52" W	38.50
204	N 81°12'52" W	49.84
205	N 81°12'52" W	41.48
206	N 81°12'52" W	44.81
207	N 81°12'52" W	52.54
208	N 81°12'52" W	48.28
209	N 81°12'52" W	64.37
210	N 81°12'52" W	48.88
211	N 81°12'52" W	57.00
212	N 81°12'52" W	42.26
213	N 81°12'52" W	58.48
214	N 81°12'52" W	58.48
215	N 81°12'52" W	56.77
216	N 81°12'52" W	54.28
217	N 81°12'52" W	49.45
218	N 81°12'52" W	38.85
219	N 81°12'52" W	47.09
220	N 81°12'52" W	71.86
221	N 81°12'52" W	58.47
222	N 81°12'52" W	51.42
223	N 81°12'52" W	38.88
224	N 81°12'52" W	30.30
225	N 81°12'52" W	27.25
226	N 81°12'52" W	58.60
227	N 81°12'52" W	25.17
228	N 81°12'52" W	47.54
229	N 81°12'52" W	43.01
230	N 81°12'52" W	33.57
231	N 81°12'52" W	50.87
232	N 81°12'52" W	47.40
233	N 81°12'52" W	42.37
234	N 81°12'52" W	33.82
235	N 81°12'52" W	46.87
236	N 81°12'52" W	45.74
237	N 81°12'52" W	40.79
238	N 81°12'52" W	47.89
239	N 81°12'52" W	30.17
240	N 81°12'52" W	47.89
241	N 81°12'52" W	30.27
242	N 81°12'52" W	38.85
243	N 81°12'52" W	47.89
244	N 81°12'52" W	30.21
245	N 81°12'52" W	46.44
246	N 81°12'52" W	30.17
247	N 81°12'52" W	36.87
248	N 81°12'52" W	47.89
249	N 81°12'52" W	30.27
250	N 81°12'52" W	38.85
251	N 81°12'52" W	30.27
252	N 81°12'52" W	38.85
253	N 81°12'52" W	30.27
254	N 81°12'52" W	38.85
255	N 81°12'52" W	30.27
256	N 81°12'52" W	38.85
257	N 81°12'52" W	30.27
258	N 81°12'52" W	38.85
259	N 81°12'52" W	30.27
260	N 81°12'52" W	38.85
261	N 81°12'52" W	30.27
262	N 81°12'52" W	38.85
263	N 81°12'52" W	30.27
264	N 81°12'52" W	38.85
265	N 81°12'52" W	30.27
266	N 81°12'52" W	38.85
267	N 81°12'52" W	30.27
268	N 81°12'52" W	38.85
269	N 81°12'52" W	30.27
270	N 81°12'52" W	38.85
271	N 81°12'52" W	30.27
272	N 81°12'52" W	38.85
273	N 81°12'52" W	30.27
274	N 81°12'52" W	38.85
275	N 81°12'52" W	30.27
276	N 81°12'52" W	38.85
277	N 81°12'52" W	30.27

# LOCATION MAP

LINE	BEARING	LENGTH
1	N 71°19'30" W	20.53
2	N 71°19'30" W	24.88
3	N 71°19'30" W	22.37
4	N 71°19'30" W	20.84
5	N 71°19'30" W	32.34
6	N 71°19'30" W	23.38
7	N 71°19'30" W	20.29
8	N 71°19'30" W	33.29
9	N 71°19'30" W	24.72
10	N 71°19'30" W	86.03
11	N 71°19'30" W	52.42
12	N 71°19'30" W	142.21
13	N 71°19'30" W	127.43
14	N 71°19'30" W	31.02
15	N 71°19'30" W	35.11
16	N 71°19'30" W	71.86
17	N 71°19'30" W	13.00
18	N 71°19'30" W	70.69
19	N 71°19'30" W	100.64
20	N 71°19'30" W	72.80
21	N 71°19'30" W	50.10
22	N 71°19'30" W	71.86
23	N 71°19'30" W	51.10
24	N 71°19'30" W	71.86
25	N 71°19'30" W	71.86
26	N 71°19'30" W	56.58
27	N 71°19'30" W	117.58
28	N 71°19'30" W	87.09
29	N 71°19'30" W	33.80
30	N 71°19'30" W	248.89
31	N 71°19'30" W	10.38
32	N 71°19'30" W	66.87
33	N 71°19'30" W	178.86
34	N 71°19'30" W	11.37
35	N 71°19'30" W	47.89
36	N 71°19'30" W	32.30
37	N 71°19'30" W	30.21
38	N 71°19'30" W	46.44
39	N 71°19'30" W	30.17
40	N 71°19'30" W	36.87
41	N 71°19'30" W	47.89
42	N 71°19'30" W	30.27
43	N 71°19'30" W	38.85
44	N 71°19'30" W	30.27
45	N 71°19'30" W	38.85
46	N 71°19'30" W	30.27
47	N 71°19'30" W	38.85
48	N 71°19'30" W	30.27
49	N 71°19'30" W	38.85
50	N 71°19'30" W	30.27
51	N 71°19'30" W	38.85
52	N 71°19'30" W	30.27
53	N 71°19'30" W	38.85
54	N 71°19'30" W	30.27
55	N 71°19'30" W	38.85
56	N 71°19'30" W	30.27
57	N 71°19'30" W	38.85
58	N 71°19'30" W	30.27
59	N 71°19'30" W	38.85
60	N 71°19'30" W	30.27
61	N 71°19'30" W	38.85
62	N 71°19'30" W	30.27
63	N 71°19'30" W	38.85
64	N 71°19'30" W	30.27
65	N 71°19'30" W	38.85
66	N 71°19'30" W	30.27
67	N 71°19'30" W	38.85
68	N 71°19'30" W	30.27
69	N 71°19'30" W	38.85
70	N 71°19'30" W	30.27
71	N 71°19'30" W	38.85
72	N 71°19'30" W	30





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Client/Project

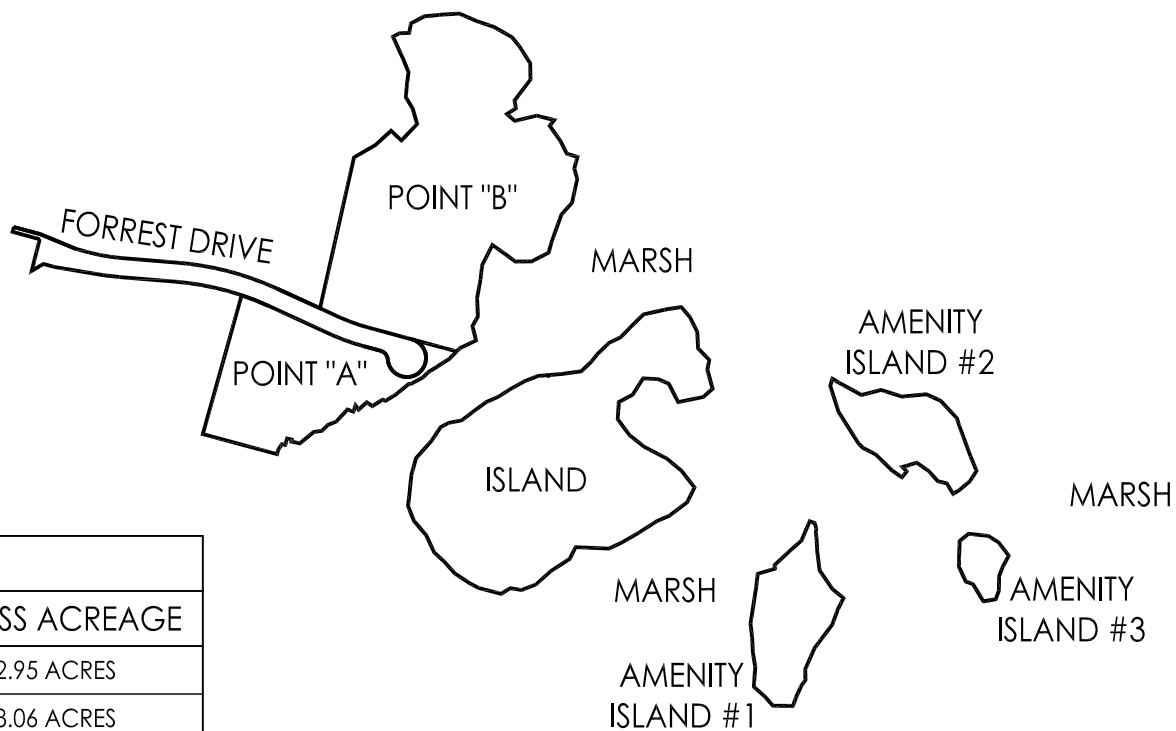
Ryland Homes  
Governor's Cay  
PUD-Amended

Figure No.

EXHIBIT E

Title

AERIAL MAP



LEGEND	
DESIGNATION	GROSS ACREAGE
POINT "A"	2.95 ACRES
POINT "B"	8.06 ACRES
ISLAND	7.38 ACRES
AMENITY ISLAND #1	1.27 ACRES
AMENITY ISLAND #2	1.36 ACRES
AMENITY ISLAND #3	0.36 ACRES
MARSH	10.92 ACRES

SCALE: 1:500

10/15/2014  
178420631



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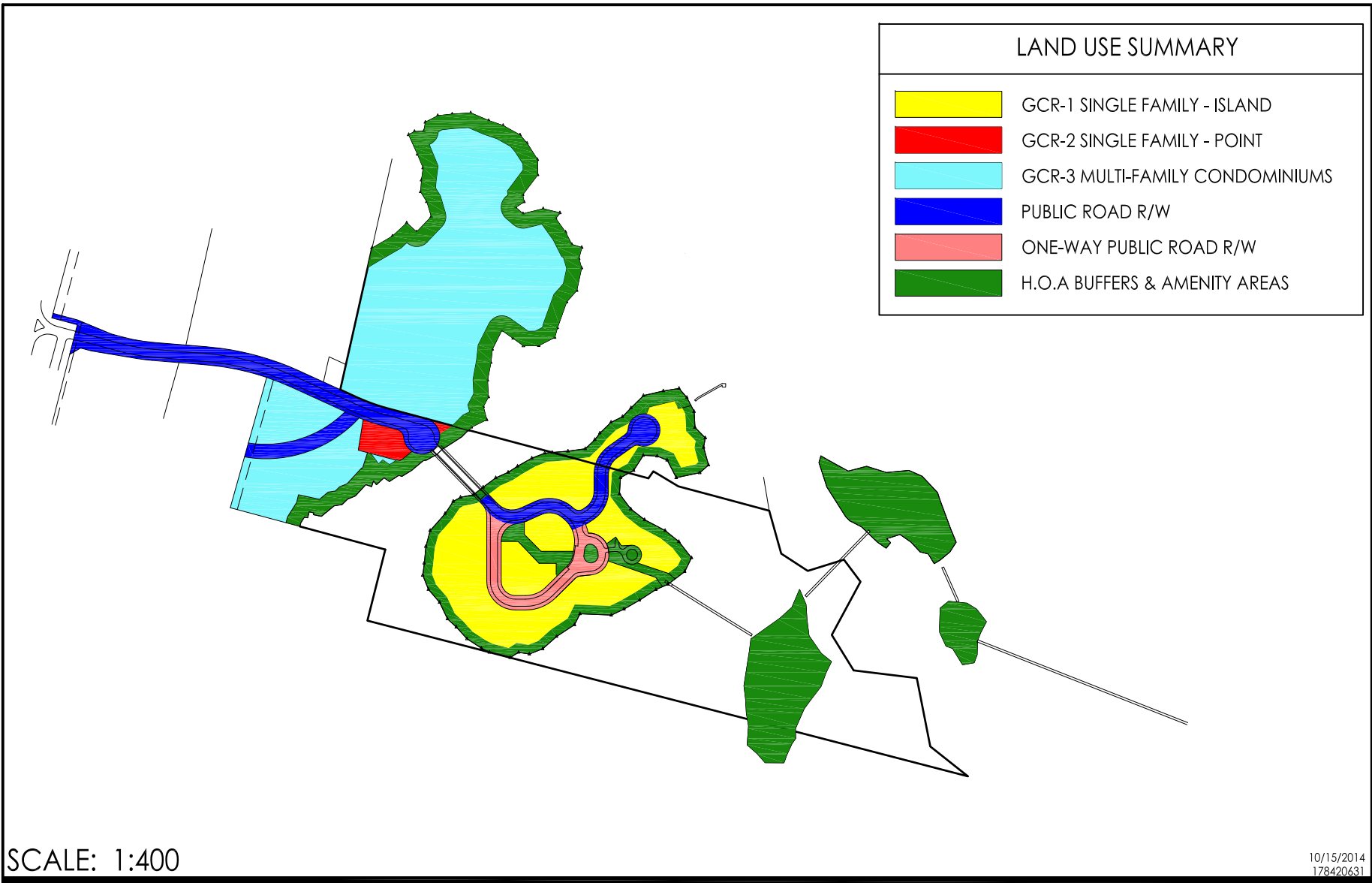
Ryland Homes  
Governor's Cay  
PUD-Amended

Figure No.

EXHIBIT F

Title

SITE NOMENCLATURE



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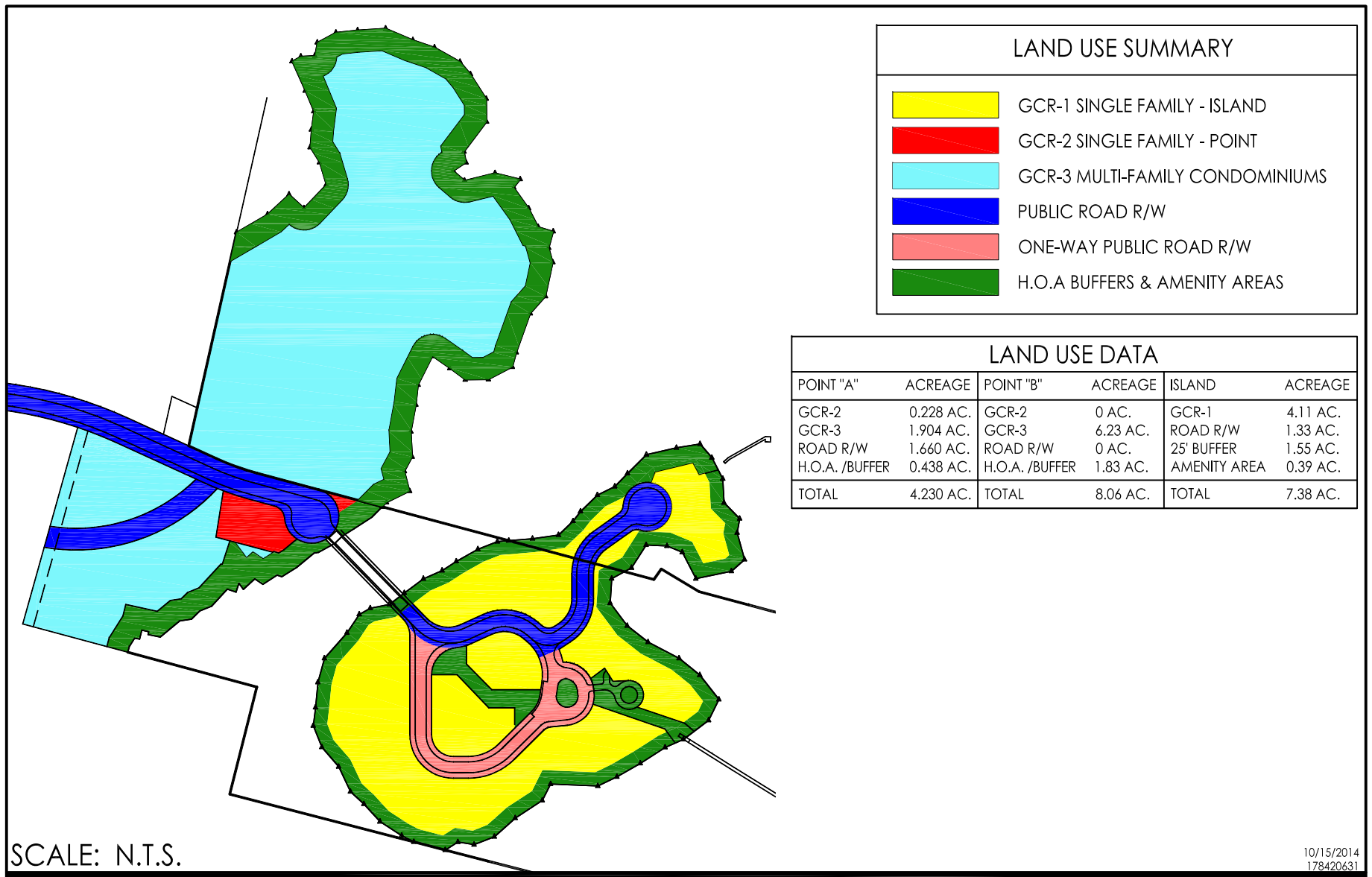
Ryland Homes  
Governor's Cay  
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Figure No.

EXHIBIT G

Title

OVERALL LAND USE PLAN



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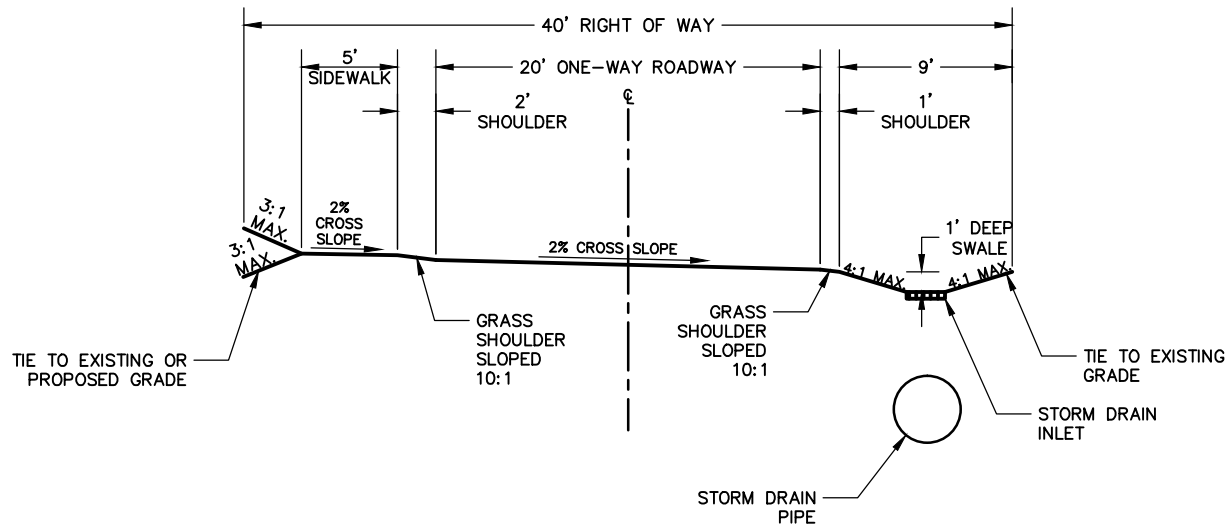
Ryland Homes  
Governor's Cay  
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Figure No.

EXHIBIT H

Title

DETAILED LAND USE PLAN



9/18/2014  
178420631



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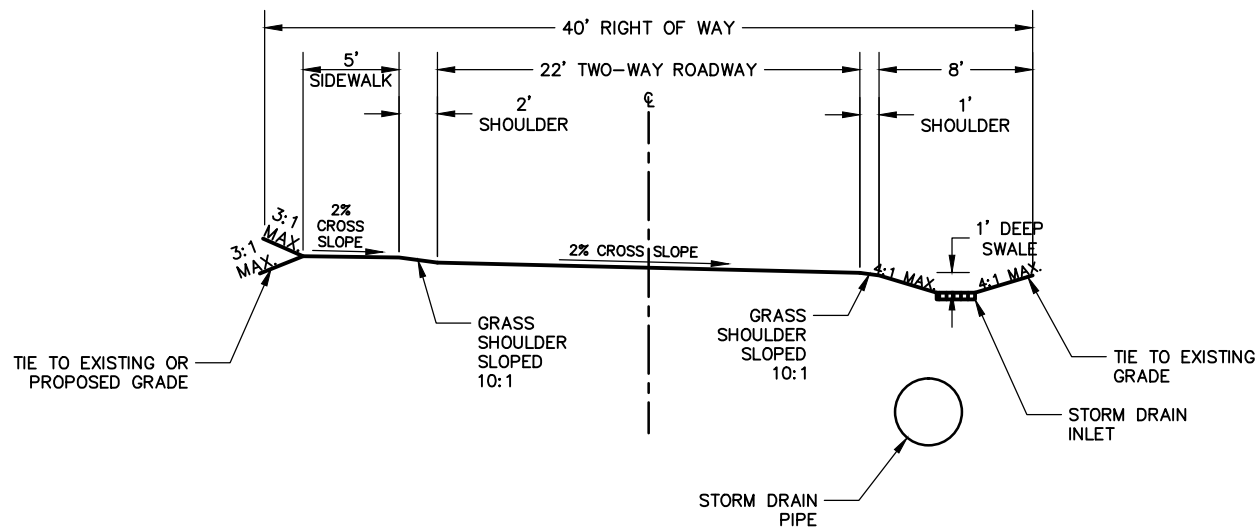
Ryland Homes  
Governor's Cay  
PUD-Amended

Figure No.

EXHIBIT I

Title

TYPICAL ROADWAY  
CROSS SECTION - ISLAND  
ONE-WAY



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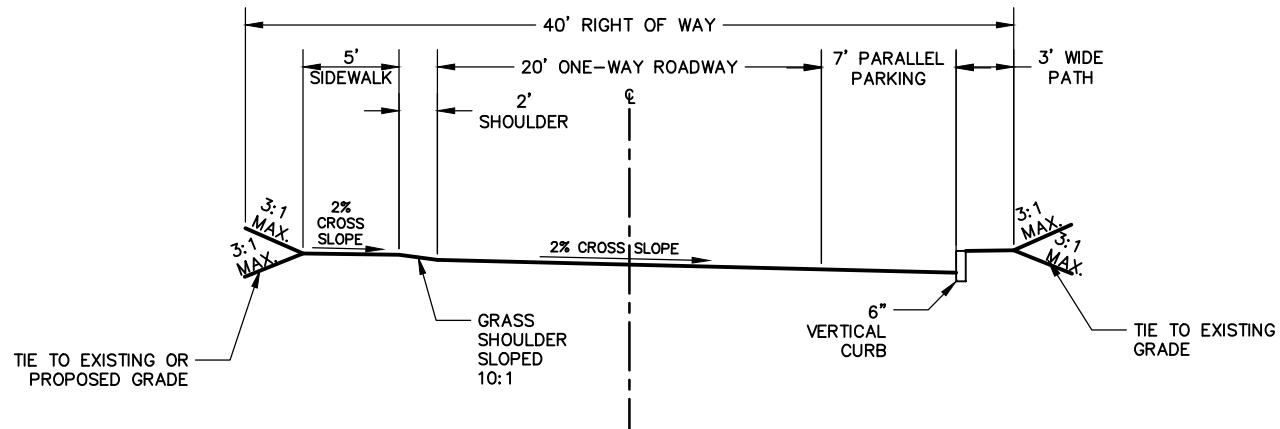
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Figure No.

EXHIBIT J

Title

TYPICAL ROADWAY  
CROSS SECTION - ISLAND  
TWO-WAY



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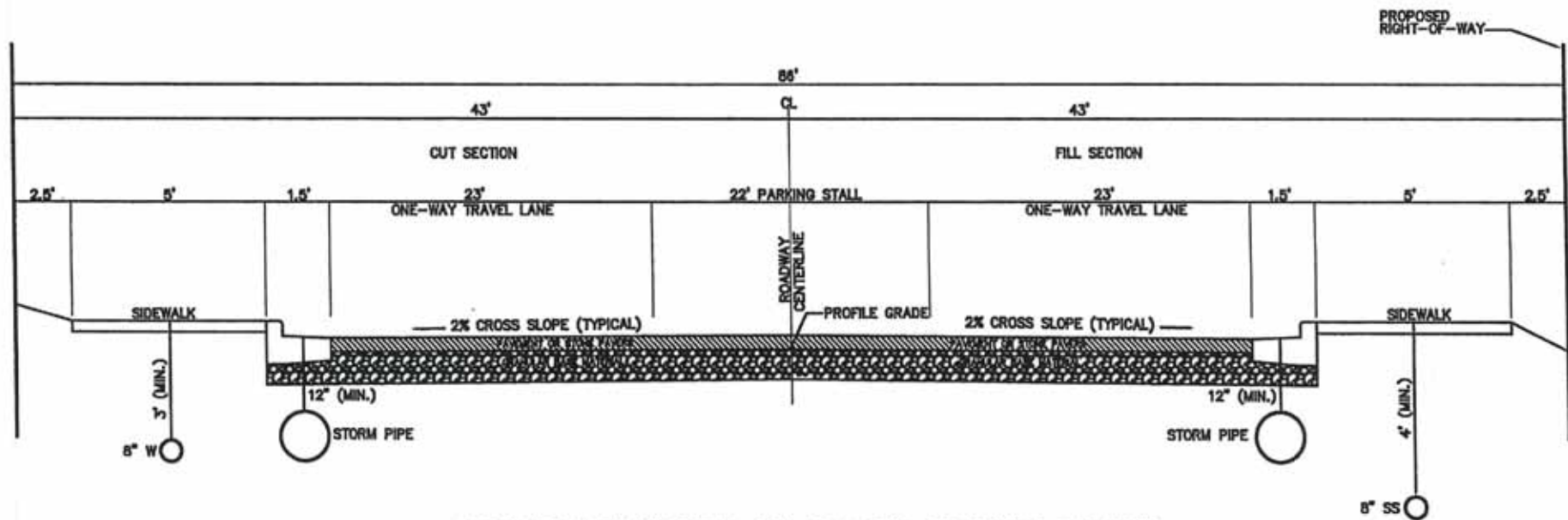
Figure No.

EXHIBIT K

Title

TYPICAL ROADWAY  
CROSS SECTION - ISLAND  
ON STREET PARALLEL PARKING  
ONE-WAY (+/- 80' OF ROADWAY LENGTH)

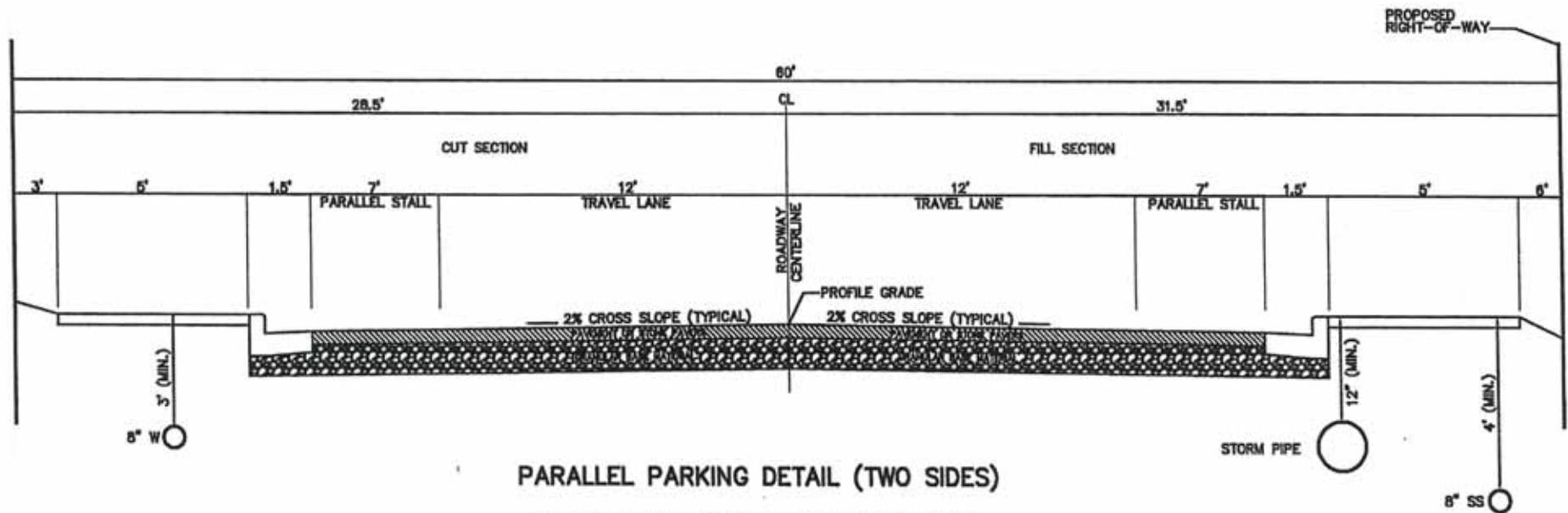


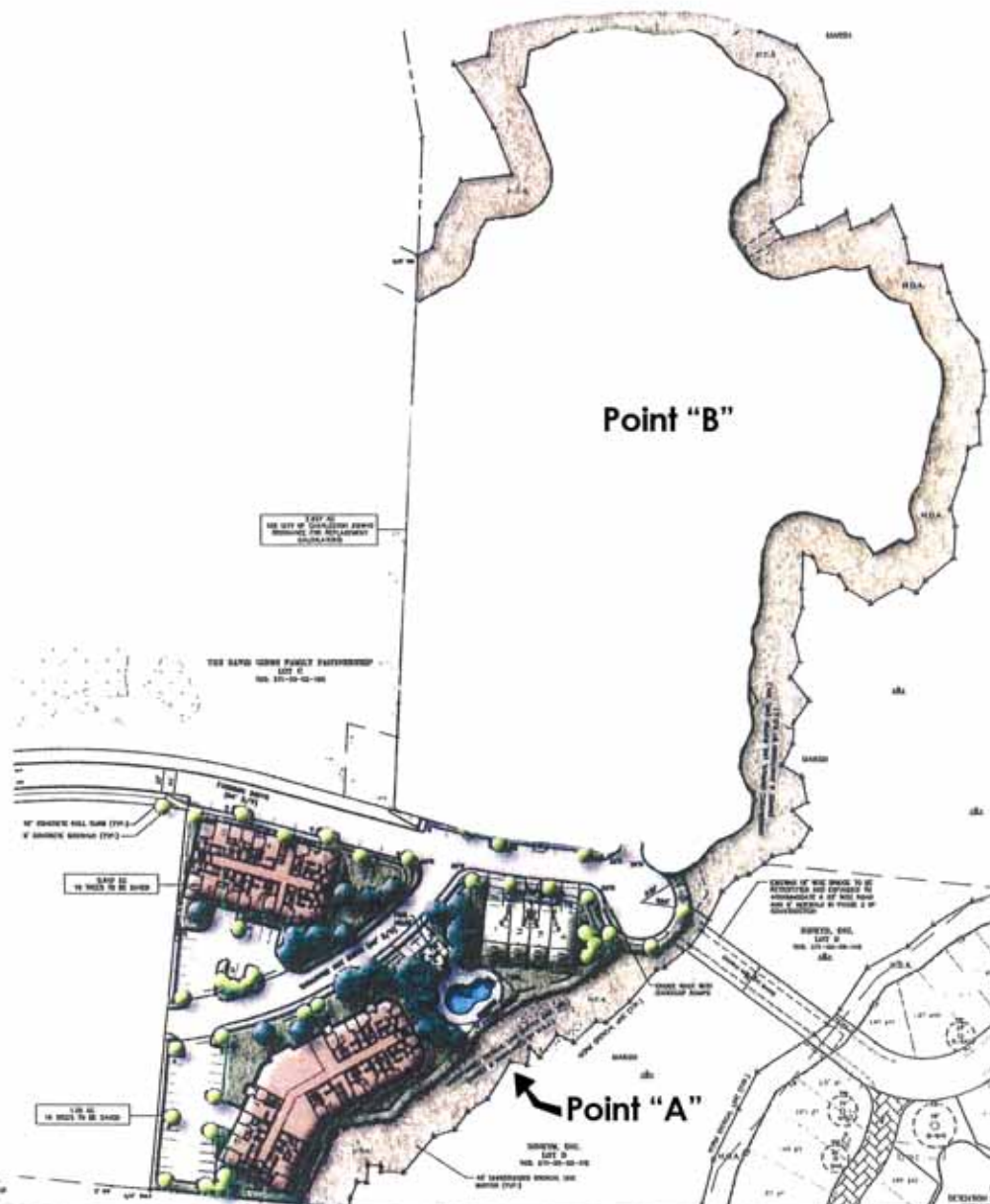


### PROPOSED ELONGATED CUL-DE-SAC ROADWAY SECTION

NOT TO SCALE

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST S.O.D.O.T. STANDARD SPECIFICATIONS.





NOTES:  
THIS IS A PRELIMINARY PLAN AND ALL FEATURES OF THIS PLAN ARE SUBJECT TO CHANGE AND ARE SUBJECT TO LOCAL, STATE AND FEDERAL CODES. THE LOCAL, STATE AND FEDERAL CODES SHALL BE VERIFIED PRIOR TO SUBMITTING THIS PLAN TO THE BEAZER MUNICIPALITY OR PRIOR TO CONSTRUCTION, WHICHEVER COMES FIRST.



GOVERNOR'S CAY  
CHARLESTON, S.C.

CONCEPTUAL  
SITE PLAN

date: 06-28-06 scale: AS SHOWN  
drawn by: MJ checked by: BJ



THIS PLAN AND THE PROPERTY OF BEAZER HOMES AND BEAZER HOMES HOMES, INC. ARE THE PROPERTY OF BEAZER HOMES AND BEAZER HOMES HOMES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BEAZER HOMES AND BEAZER HOMES HOMES, INC.

EXHIBIT M





#### SITE DATA:

**Point A: +/- 4.3 ac**

To be developed by Beazer Homes in accordance with existing approved PUD.

**Point B: +/- 8.06 ac**

Wetlands To Be Filled: .32 ac

Setbacks:

Critical Line: 50' (40' Critical Line + 10' Bldg)  
Side Yard per Building: 5' (GCR-2) / 10' (GCR-3)  
Front: 5'

Total Units:

Units: 84 Units  
Parking: 168 Spaces (2 per unit)

**Island: +/- 7.38 ac.**

Setbacks:

Critical Line: 35' (25' Critical Line + 10' Bldg)  
Side: 5'  
Front: 5'  
Rear: 10'

Total Units:

Single Family: 40 Lots  
Min. Square Footage per Lot: 600sf (per PUD)  
R.O.W.: Two-way = 40'  
One-way = 40'







